



**\$189,000**

**255 W AMERICAN AVE, ORACLE, AZ 85623, USA**

<https://rehomes.us>

- Lots / Land
- Active



+/- 1 acre Unique Commercial land in beautiful Oracle AZ! Great marketing window with frontage along American Ave, Oracle's main drag. CB-2 commercial zoning in Pinal County. Build your business on this beautiful level lot and put your home on the 10,000 sq. ft lot behind it that is listed with it. Excellent location with [...]

**Basics**



**Category:** Lots / Land

**Lot size:** 53560.00 sq ft

**County:** Pinal

**Entry Timestamp:** 2023-08-23T14:52:36.685

**Municipality/Zoning:** Oracle - CB2

**Township:** 9

**Area:** Pinal

**Status:** Active

**Days On Market:** 5

**List Number Main:** 22318124

**Lot Acres:** 1.00 acres

**Lot Dimensions:** see parcel maps

**View:** None

**Property Use Type:** Retail

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## Description

**Legal Description:** 3 parcels. Ask Broker

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## Building Details

**Fence:** None

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## Miscellaneous



**Compensation UnBranded Virtual Tour:****Disclaimer:** [https://www.dropbox.com/scl/fi/960a70xyv6eai2mcm5b/DJI\\_0291.MP4?rlkey=vkhz4a6pw76wbuq7l7dssol1ep&dl=0](https://www.dropbox.com/scl/fi/960a70xyv6eai2mcm5b/DJI_0291.MP4?rlkey=vkhz4a6pw76wbuq7l7dssol1ep&dl=0)

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Special Listing Conditions:** **Subdivision Name:** Oracle Townsite

None

**Co-op Fee:** \$3 **Direction:** E**Horse Property:** No **Subdivision Restrict: Deed Restrictions:** No**Subdivision Restrict: Age Restrictions:** **Association & Fees: HOA:** No

No

**Assessments:** **Section:** 36

\$0

**Community:** **Fire Protection:** Included in Taxes

None

**Tax Code:** **Range:** 15.00

308-06-015B

**Property Disclosures:** **Road Type:** Paved

None

**Road Maintenance:** **Terms:** Cash,Conventional,Submit

County

**Distance to Utilities:** **Distance to Utilities: Sewer:** on site**Phone:** on site**Distance to Utilities: Gas:** **Distance to Utilities: Water:** on site

on site

**Distance to Utilities:** **Phone: Location:** Available**Electric:** on

site

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## Listing Office

**Listing Office ShortId:** 51495**Listing Office Address:** 2850 E Skyline Dr  
Ste 100, Tucson, AZ 85718**Listing Member Phone:** (520) 548-0216**ListingOfficeName:** JVincent Company LLC**Listing Office Url:** <http://jvincentcompany.com>**Office ID:** 20180719184130197185000000

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## Amenities & Features

**Neighborhood Feature:** None

**Water: Location:** On Site

**Sewer: Location:** Available

**Electric:** Electric Company

**Gas: Location:** Available

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Mountain Vista

**School District:** Oracle

**Elementary School:** Oracle Ridge

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$722

